BURGIN ATKINSON
& C O M P A N Y

1 Marquis Gardens

, Retford, DN22 7JB

£250,000

3 1 2 C

VERY SPACIOUS THREE BEDROOM SEMI DETACHED HOME - SITUATED ON A GREAT SIZED CORNER PLOT - SINGLE DETACHED GARAGE WITH ELECTRIC ROLLER DOORS - EASILY MATINATINED REAR GARDEN - BLOCK PAVED DRIVEWAY WITH PARKING SPACES FOR TWO VEHICLES - EPC C

Description

This spacious, three bedroom, semi detached property is situated on Marquis Gardens, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Retford Rail Station is a 5 minute walk and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 Motorway is also just a 10 minutes drive away. The property is also within close proximity to primary and secondary schools.

Internally, this well presented home briefly comprises of; a spacious reception room which offers patio doors leading to the patio area, an open plan living room and dining area with a gas fire and sliding patio doors leading into the rear garden. The kitchen is roomy and leads to a utility area, the ground floor w/c and a storage cupboard. To the first floor, you will find two double bedrooms which both contain fitted wardrobes and a third smaller bedroom. The main, three piece suite family bathroom hosts a bath with over head shower, a hand wash basin and w/c.

Externally, this home boasts a large corner plot rear garden which is divided by a patio area, a stoned area and a large patch of artificial grass making the premises easily maintainable. There is also a garden shed and a detached single garage with electric roller doors. To the front of the property, the driveway is block paved and allows parking access for two vehicles.

To view this property, give us a call on 01777 712611.

Living Room 13'8" x 14'1" (4.18 x 4.31)

Dining Room 8'10" x 10'5" (2.70 x 3.20)

Reception Room 14'7" x 14'3" (4.47 x 4.35)

Kitchen 14'7" x 10'7" (4.45 x 3.23)

W/C 7'1" x 3'11" (2.16 x 1.21)

Bedroom One 9'3" x 13'3" (2.83 x 4.04)

Bedroom Two 9'10" x 9'3" (3.00 x 2.83)

Bedroom Three 7'8" x 7'7" (2.34 x 2.32)

Bathroom 6'11" x 5'5" (2.13 x 1.67)

Garage 20'11" x 10'7" (6.38 x 3.24)

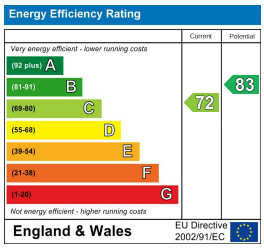
General Remarks & Stipulations

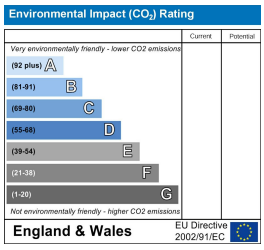
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

Area Map

Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: sales@burginatkinson.co.uk